

039.A

Map

0002

Block

0199.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 491,300 /

USE VALUE: 491,300 /

ASSESSED: 491,300 /

Total Card /

Total Parcel

491,300

491,300

491,300

PROPERTY LOCATION

| | | |
|-----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 199 | | EVERETT ST, ARLINGTON |

OWNERSHIP

| | |
|-----------|------------------|
| Owner 1: | JESSEL MICHAEL J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 199 EVERETT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | MURPHY BRITT & - |
| Owner 2: | ROCHE JOHN - |
| Street 1: | 199 EVERETT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1969, having primarily Wood Shingle Exterior and 856 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8205 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 102 | 0.000 | 491,300 | | | 491,300 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 491,300 | | | 491,300 |
| Total Parcel | 0.000 | 491,300 | | | 491,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 573.95 | /Parcel: | 573.95 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 491,300 | 0 | . | | 491,300 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 477,800 | 0 | . | | 477,800 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 412,400 | 0 | . | | 412,400 | 412,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 432,400 | 0 | . | | 432,400 | 432,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 384,200 | 0 | . | | 384,200 | 384,200 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 351,600 | 0 | . | | 351,600 | 351,600 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 288,900 | 0 | . | | 288,900 | 288,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 277,100 | 0 | . | | 277,100 | 277,100 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|------------|-----------|------------|----|-----|--------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MURPHY BRITT & | 154-74 | 2 | 5/24/2019 | | 560,000 | No | No | | |
| KUPLAST KRISTY | 138-9 | | 12/14/2015 | | 396,000 | No | No | | |
| TOOLAN GEORGE J | 120-124 | | 5/8/2012 | | 267,000 | No | No | | |
| TOOLAN GEORGE J | 38-12 | | 5/12/2010 | | | No | No | M DEED | |

TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|------------|-----------|------------|----|-----|--------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MURPHY BRITT & | 154-74 | 2 | 5/24/2019 | | 560,000 | No | No | | |
| KUPLAST KRISTY | 138-9 | | 12/14/2015 | | 396,000 | No | No | | |
| TOOLAN GEORGE J | 120-124 | | 5/8/2012 | | 267,000 | No | No | | |
| TOOLAN GEORGE J | 38-12 | | 5/12/2010 | | | No | No | M DEED | |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 5/25/2017 | 614 | Re-Roof | 7,000 | C | | | | |
| 1/21/2016 | 77 | Alterati | 2,800 | | 1/21/2016 | | | remove walls in di |

ACTIVITY INFORMATION

| | | | |
|-----------|--------------|-----|-------------|
| Date | Result | By | Name |
| 5/18/2018 | Measured | DGM | D Mann |
| 3/2/2016 | Sales Review | PT | Paul T |
| 7/29/2013 | Info Fm Plan | BR | B Rossignol |
| 8/8/2012 | MLS | EMK | Ellen K |
| 2/10/2011 | NEW CONDO | BR | B Rossignol |

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

